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First Security Bank

IDAHO CONSTRUCTION REPORT

DR. KELLY K. MATTHEWS — ECONOMIST

HARVEY FRAZIER — GRAPHICS

VOLUME 31 SEPTEMBER 1984 NUMBER 9

AUTHORIZED BUILDING PERMIT CONSTRUCTION
54 MAJOR LOCATIONS

SEPTEMBER 1984

A reduced level of activity was evident in Idaho's residential construction sector in September. This occurred despite a modest reduction in mortgage rates. For the first time in 1984, the monthly year-over change in residential building permits was negative. The number of building permits for new dwelling units in eastern and southeastern Idaho, however, increased in September relative to the previous month. The $13 million recorded in nonresidential construction in September was the seventh consecutive month with commercial and residential construction values in excess of $10 million.

TOTAL CONSTRUCTION VALUE for authorized building permit construction in 54 major Idaho locations in September was $39,246,431, or 39.1 percent above 1983. NEW RESIDENTIAL CONSTRUCTION for 354 dwelling units totalled $17,252,919, a decrease of 7.3 percent in number and an increase of 5.5 percent in value compared with a year ago. NONRESIDENTIAL CONSTRUCTION valued at $12,940,128 was up 272.6 percent from last year, while ALTERATIONS AND REPAIRS totalling $9,053,384 were up 7.9 percent.

CONSTRUCTION VALUES IN 54 MAJOR LOCATIONS IN IDAHO
SEPTEMBER AND NINE MONTHS CUMULATIVE 1984

	SEPTEMBER	9 MONTHS	Percent Change 1984 from 1983 SEPT.	9 MOS.
NUMBER OF NEW DWELLING UNITS	354	3,695	- 7.3	+ 18.4
VALUE (dollars)				
Residential	$ 17,252,919	$ 156,692,198	+ 5.5	+ 12.9
Nonresidential	12,940,128	101,307,508	+272.6	+ 19.0
Alterations & Repairs	9,053,384	88,076,121	+ 7.9	+ 25.0
TOTAL CONSTRUCTION VALUE	$ 39,246,431	$ 346,075,827	+ 39.1	+ 17.5

IDAHO CONSTRUCTION REPORT - 54 MAJOR LOCATIONS FOR SEPTEMBER 1984

CITY OR AREA	NEW DWELLING UNITS	TOTAL PERMITS	NEW RESIDENTIAL	NEW NONRESIDENTIAL	ALT-ADD REPAIRS	TOTAL CONSTRUCTION
Bonners Ferry	---	3	$ ----------	$ ----------	$ 19,100	$ 19,100
Coeur d'Alene	3	20	148,011	145,000	474,499	767,510
Kootenai County Un	35	87	998,784	1,805,735	116,594	2,921,113
Craigmont			NO PERMITS ISSUED IN SEPTEMBER 1984			
Grangeville	---	10	----------	108,950	25,050	134,000
Lewiston	5	87	205,879	275,316	561,570	1,042,765
Moscow	2	21	91,500	----------	34,667	126,167
Latah Co. Un	6	26	258,807	25,000	61,684	345,491
Orofino	---	13	----------	300,000	41,380	341,380
Osburn	---	12	----------	30,665	5,949	36,614
Sandpoint	3	16	25,000	55,000	63,480	143,480
St. Maries	2	7	26,000	552,800	13,200	592,000
Benewah County Un	4	8	162,000	16,000	46,000	224,000
TOTAL NORTHERN	60	310	$ 1,915,981	$ 3,314,466	$ 1,463,173	$ 6,693,620
Boise City	51	862	$ 3,054,205	$ 840,975	$ 2,710,786	$ 6,605,966
Meridian	20	28	928,012	----------	81,575	1,009,587
Ada County Un	45	91	1,985,093	172,213	385,474	2,542,780
Caldwell	4	8	150,120	20,000	111,450	281,570
Canyon County Un	24	48	707,800	132,400	611,000	1,451,200
Nampa	7	15	265,150	3,724,754	67,862	4,057,766
Emmett	1	13	102,508	188,548	114,356	405,412
Gooding	---	3	----------	22,200	1,000	23,200
Hailey	6	12	361,831	100,650	13,960	476,441
Ketchum	3	11	510,406	239,850	32,250	782,506
Sun Valley	1	19	288,000	----------	301,500	589,500
Blaine County Un	20	38	2,450,220	11,450	435,000	2,896,670
Jerome	---	17	----------	----------	47,518	47,518
Mountain Home	6	19	309,400	10,000	136,694	456,094
Payette	1	7	20,000	28,500	13,000	61,500
Shoshone	---	2	----------	----------	9,300	9,300
Twin Falls City	5	33	257,526	----------	278,558	536,084
Twin Falls Co Un	---	5	----------	83,000	45,000	128,000
Weiser	1	10	46,900	----------	20,360	67,260
TOTAL SOUTHWESTERN	195	1,241	$ 11,437,171	$ 5,574,540	$ 5,416,643	$ 22,428,354
Blackfoot	---	6	$ ----------	$ 149,000	$ 20,300	$ 169,300
Bingham County Un	15	23	471,884	30,500	26,000	528,384
Idaho Falls	34	52	1,515,100	1,147,630	901,349	3,564,079
Ammon	2	5	92,520	100,000	9,700	202,220
Bonneville Co Un	13	38	471,450	348,270	2,190	821,910
Rexburg	1	11	200,000	700,000	35,800	935,800
Rigby			NO PERMITS ISSUED IN SEPTEMBER 1984			
Salmon	1	6	20,000	----------	19,425	39,425
Lemhi County Un	---	6	----------	4,000	34,216	38,216
St. Anthony	---	2	----------	4,900	4,900	9,800
TOTAL EASTERN	66	149	$ 2,770,954	$ 2,484,300	$ 1,053,880	$ 6,309,134
American Falls	2	12	$ 11,500	$ 10,650	$ 21,495	$ 43,645
Power County Un	---	4	----------	14,600	----------	14,600
Burley	1	4	40,000	----------	106,284	146,284
Chubbuck	2	15	99,663	----------	46,686	146,349
Montpelier	---	3	----------	----------	4,750	4,750
Pocatello	24	58	792,650	48,883	806,343	1,647,876
Bannock County Un	1	13	30,000	607,309	20,000	657,309
Preston	1	2	70,000	----------	7,000	77,000
Franklin County Un	---	1	----------	120,000	----------	120,000
Rupert	---	9	----------	11,916	5,660	17,576
Minidoka County Un	1	14	40,000	741,264	79,470	860,734
Soda Springs	1	7	45,000	12,200	22,000	79,200
TOTAL SOUTHEASTERN	33	142	$ 1,128,813	$ 1,566,822	$ 1,119,688	$ 3,815,323
TOTAL 54 LOCATIONS	354	1,842	$ 17,252,919	$ 12,940,128	$ 9,053,384	$ 39,246,431

Compiled by First Security Bank of Idaho, N.A.

IDAHO CONSTRUCTION REPORT - 54 MAJOR LOCATIONS NINE-MONTH CUMULATIVE 1984

CITY OR AREA	NEW DWELLING UNITS	TOTAL PERMITS	NEW RESIDENTIAL	NEW NONRESIDENTIAL	ALT-ADD REPAIRS	TOTAL CONSTRUCTION
Bonners Ferry	---	20	$ ----------	$ 3,000	$ 250,361	$ 253,361
Coeur d'Alene	132	242	4,935,311	7,087,071	2,400,382	14,422,764
Kootenai County Un	317	668	12,406,963	4,908,352	1,861,193	19,176,508
Craigmont	1	7	55,000	450	16,800	72,250
Grangeville	---	69	3,800	391,850	535,280	930,930
Lewiston	75	732	2,923,118	2,490,625	2,708,262	8,122,005
Moscow	135	227	4,105,580	2,454,100	1,265,807	7,825,487
Latah Co. Un	26	105	1,570,059	1,552,771	257,047	3,379,877
Orofino	5	103	135,770	320,000	373,714	829,484
Osburn	---	39	----------	84,292	232,928	317,220
Sandpoint	45	110	1,065,000	851,000	876,714	2,792,714
St. Maries	12	60	215,100	730,195	194,526	1,139,821
Benewah County Un	19	37	690,000	127,900	179,700	997,600
TOTAL NORTHERN	767	2,419	$ 28,105,701	$ 21,001,606	$ 11,152,714	$ 60,260,021
Boise City	853	8,426	$ 37,850,555	$ 9,789,292	$ 33,281,489	$ 80,921,336
Meridian	147	252	6,430,280	2,045,030	552,068	9,027,378
Ada County Un	511	935	20,877,118	10,945,592	4,168,534	35,991,244
Caldwell	50	142	1,740,143	2,264,773	2,742,527	6,747,443
Canyon County Un	224	393	7,749,000	3,275,280	1,331,100	12,355,380
Nampa	47	187	1,529,926	6,303,430	7,041,427	14,874,783
Emmett	12	130	838,341	1,063,098	740,996	2,642,435
Gooding	3	35	194,000	609,990	237,268	1,041,258
Hailey	22	79	1,422,255	1,467,686	352,729	3,242,670
Ketchum	50	72	3,214,305	1,313,343	593,265	5,120,913
Sun Valley	18	121	3,808,000	45,000	2,467,880	6,320,880
Blaine County Un	56	114	6,409,790	2,778,977	831,991	10,020,758
Jerome	7	73	277,443	386,874	231,940	896,257
Mountain Home	42	166	1,452,140	2,775,302	989,502	5,216,944
Payette	11	51	246,950	71,412	69,983	388,345
Shoshone	---	10	----------	5,000	43,300	48,300
Twin Falls City	82	328	4,969,923	5,376,146	3,770,649	14,116,718
Twin Falls Co Un	7	52	1,801,000	173,000	726,200	2,700,200
Weiser	6	100	65,285	294,634	501,281	861,200
TOTAL SOUTHWESTERN	2,148	11,666	$ 100,876,454	$ 50,983,859	$ 60,674,129	$ 212,534,442
Blackfoot	7	61	$ 203,900	$ 463,840	$ 254,794	$ 922,534
Bingham County Un	96	198	2,760,167	3,711,092	1,483,622	7,954,881
Idaho Falls	146	402	7,157,720	9,445,564	3,218,983	19,822,267
Ammon	10	39	646,250	328,000	101,197	1,075,447
Bonneville Co Un	103	238	3,254,420	4,146,942	919,750	8,321,112
Rexburg	23	52	701,000	1,982,800	819,200	3,503,000
Rigby	10	15	128,000	51,000	59,675	238,675
Salmon	4	55	31,315	206,000	229,005	466,320
Lemhi County Un	17	73	237,405	117,600	201,226	556,231
St. Anthony	---	16	----------	20,700	199,900	220,600
TOTAL EASTERN	416	1,149	$ 15,120,177	$ 20,473,538	$ 7,487,352	$ 43,081,067
American Falls	18	57	$ 420,480	$ 220,060	$ 89,688	$ 730,228
Power County Un	11	58	370,400	345,496	149,989	865,885
Burley	6	39	259,075	558,000	290,444	1,107,519
Chubbuck	101	68	3,070,959	508,658	369,098	3,948,715
Montpelier	1	37	34,056	423,000	75,719	532,775
Pocatello	114	557	4,826,262	3,666,853	4,231,285	12,724,400
Bannock County Un	39	87	1,554,457	1,851,429	98,264	3,504,150
Preston	2	15	100,000	190,000	83,400	373,400
Franklin County Un	10	11	436,000	120,000	----------	556,000
Rupert	10	85	158,336	73,518	757,545	989,399
Minidoka County Un	48	107	1,179,041	813,291	1,387,113	3,379,445
Soda Springs	4	46	180,800	78,200	1,229,381	1,488,381
TOTAL SOUTHEASTERN	364	1,167	$ 12,589,866	$ 8,848,505	$ 8,761,926	$ 30,200,297
TOTAL 54 LOCATIONS	3,695	16,401	$ 156,692,198	$ 101,307,508	$ 88,076,121	$ 346,075,827

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IDAHO CONSTRUCTION REPORT - 54 MAJOR LOCATIONS FOR SEPTEMBER 1983

CITY OR AREA	NEW DWELLING UNITS	TOTAL PERMITS	NEW RESIDENTIAL	NEW NONRESIDENTIAL	ALT-ADD REPAIRS	TOTAL CONSTRUCTION
			$	$	$	$
Bonners Ferry	---	---	---	---	---	---
Coeur d'Alene	3	24	128,265	350,000	178,938	657,203
Kootenai County Un	17	68	742,686	120,696	177,747	1,041,129
Craigmont	---	---	---	---	---	---
Grangeville	---	21	---	12,500	28,435	40,935
Lewiston	11	100	453,455	982,300	172,251	1,608,006
Moscow	4	33	156,000	---	262,095	418,095
Latah Co. Un	2	11	72,000	24,100	27,440	123,540
Orofino	---	7	---	---	39,518	39,518
Osburn	---	3	---	---	11,282	11,282
Sandpoint	2	16	74,800	---	50,410	125,210
St. Maries	3	6	102,000	135,000	3,500	240,500
Benewah County Un	3	4	72,000	500,000	---	572,000
TOTAL NORTHERN	45	293	1,801,206	2,124,596	951,616	4,877,418
Boise City	61	245	3,256,484	76,705	3,699,988	7,033,177
Meridian	18	30	744,380	---	19,643	764,023
Ada County Un	66	102	2,062,575	74,256	157,665	2,294,496
Caldwell	---	19	166,205	---	130,058	296,263
Canyon County Un	17	37	429,400	101,000	36,500	566,900
Nampa	27	57	691,080	---	130,318	821,398
Emmett	---	23	---	14,100	55,075	69,175
Gooding	---	1	---	---	10,000	10,000
Hailey	4	12	207,028	25,920	261,500	494,448
Ketchum	1	11	158,520	---	113,000	271,520
Sun Valley	6	20	2,547,000	---	650,800	3,197,800
Blaine County Un	5	11	431,000	15,500	26,000	472,500
Jerome	---	11	---	---	28,000	28,000
Mountain Home	2	52	47,000	---	33,000	80,000
Payette	---	1	---	---	500	500
Shoshone	---	1	---	---	530	530
Twin Falls City	18	42	733,184	---	825,666	1,558,850
Twin Falls Co Un	1	8	300,000	---	38,000	338,000
Weiser	1	15	30,000	---	15,740	45,740
TOTAL SOUTHWESTERN	227	698	11,803,856	307,481	6,231,983	18,343,320
Blackfoot	2	16	76,128	78,200	282,047	436,375
Bingham County Un	16	27	446,792	311,964	17,000	775,756
Idaho Falls	10	43	440,815	---	213,486	654,301
Ammon	2	8	142,240	730	19,000	161,970
Bonneville Co Un	29	46	557,920	30,500	64,030	652,450
Rexburg	12	10	110,000	49,000	85,300	244,300
Rigby	---	3	---	---	4,500	4,500
Salmon	5	10	21,135	6,005	14,300	41,440
Lemhi County Un	13	16	68,970	20,660	10,000	99,630
St. Anthony	---	3	---	80,000	8,500	88,500
TOTAL EASTERN	89	182	1,864,000	577,059	718,163	3,159,222
American Falls	5	9	75,891	3,500	15,500	94,891
Power County Un	3	8	137,824	18,500	5,000	161,324
Burley	3	6	114,384	114,000	15,620	244,004
Chubbuck	2	6	54,000	77,000	34,000	165,000
Montpelier	---	8	---	---	9,320	9,320
Pocatello	3	70	143,000	19,000	257,325	419,325
Bannock County Un	---	18	89,000	47,270	20,450	156,720
Preston	---	4	48,000	---	20,200	68,200
Franklin County Un	1	1	45,000	---	---	45,000
Rupert	---	14	---	95,250	77,149	172,399
Minidoka County Un	4	15	173,244	49,548	27,704	250,496
Soda Springs	---	6	---	40,000	6,635	46,635
TOTAL SOUTHEASTERN	21	165	880,343	464,068	488,903	1,833,314
TOTAL 54 LOCATIONS	382	1,338	16,349,405	3,473,204	8,390,665	28,213,274

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IDAHO CONSTRUCTION REPORT - 54 MAJOR LOCATIONS NINE MONTHS CUMULATIVE 1983

CITY OR AREA	NEW DWELLING UNITS	TOTAL PERMITS	NEW RESIDENTIAL	NEW NONRESIDENTIAL	ALT-ADD REPAIRS	TOTAL CONSTRUCTION
Bonners Ferry	2	13	76,000	10,000	27,750	113,750
Coeur d'Alene	35	161	1,846,825	14,572,243	753,311	17,172,379
Kootenai County Un	195	534	8,165,353	3,219,874	1,703,993	13,089,220
Craigmont	1	2	70,000	---	1,500	71,500
Grangeville	9	97	14,236	48,150	231,497	293,883
Lewiston	72	760	2,917,860	5,374,991	6,345,989	14,638,840
Moscow	87	241	2,634,480	1,209,474	948,351	4,792,305
Latah Co. Un	41	124	1,382,834	1,189,861	443,307	3,016,002
Orofino	6	84	203,740	2,326,460	281,947	2,812,147
Osburn	---	26	---	67,755	27,896	95,651
Sandpoint	10	103	278,800	4,092,000	461,529	4,832,329
St. Maries	14	40	486,500	999,100	48,989	1,534,589
Benewah County Un	29	41	691,900	1,001,000	73,300	1,766,200
TOTAL NORTHERN	501	2,226	18,768,528	34,110,908	11,349,359	64,228,795
Boise City	674	2,217	32,388,425	10,428,952	24,842,740	67,660,117
Meridian	157	269	5,925,374	1,741,500	832,643	8,499,517
Ada County Un	476	827	21,962,421	5,451,226	3,463,834	30,877,481
Caldwell	38	171	1,688,957	1,000,455	1,939,922	4,629,334
Canyon County Un	92	229	4,210,800	1,189,544	536,384	5,936,728
Nampa	108	295	2,411,594	566,836	1,454,749	4,433,179
Emmett	11	189	414,500	106,551	271,157	792,208
Gooding	2	39	88,000	460,900	1,020,448	1,569,348
Hailey	24	86	1,343,852	1,335,655	879,073	3,558,580
Ketchum	31	99	3,715,665	1,448,080	572,503	5,736,248
Sun Valley	47	95	6,349,000	---	2,144,950	8,493,950
Blaine County Un	48	94	6,027,204	106,800	652,979	6,786,983
Jerome	---	66	---	140,000	344,400	484,400
Mountain Home	46	236	2,566,382	685,910	456,065	3,708,357
Payette	9	46	341,000	502,200	199,020	1,042,220
Shoshone	---	20	---	---	25,480	25,480
Twin Falls City	139	379	6,530,689	3,362,850	4,297,039	14,190,578
Twin Falls Co Un	22	51	1,801,440	294,000	168,440	2,263,880
Weiser	12	119	193,215	4,000	231,770	428,985
TOTAL SOUTHWESTERN	1,936	5,527	97,958,518	28,825,459	44,333,596	171,117,573
Blackfoot	8	61	319,834	339,295	526,893	1,186,022
Bingham County Un	88	183	2,833,730	2,055,845	261,040	5,150,615
Idaho Falls	88	301	4,041,058	10,397,036	3,422,779	17,860,873
Ammon	10	42	636,130	21,280	670,720	1,328,130
Bonneville Co Un	123	242	2,608,290	974,225	600,585	4,183,100
Rexburg	38	62	886,300	1,092,700	207,300	2,186,300
Rigby	2	24	13,000	---	166,814	179,814
Salmon	27	80	94,725	223,917	97,764	416,406
Lemhi County Un	65	108	572,247	74,603	163,917	810,767
St. Anthony	3	28	20,000	108,850	112,350	241,200
TOTAL EASTERN	452	1,131	12,025,314	15,287,751	6,230,162	33,543,227
American Falls	13	42	248,791	19,505	80,662	348,958
Power County Un	23	65	858,624	332,300	133,000	1,323,924
Burley	15	51	760,488	1,522,600	180,020	2,463,108
Chubbuck	26	57	937,800	662,567	161,553	1,761,920
Montpelier	---	33	---	---	78,423	78,423
Pocatello	60	605	3,429,500	3,332,800	6,633,104	13,395,404
Bannock County Un	26	95	1,328,706	246,065	215,050	1,789,821
Preston	4	21	218,000	75,915	158,830	452,745
Franklin County Un	14	14	536,000	---	---	536,000
Rupert	3	97	75,000	269,823	451,522	796,345
Minidoka County Un	46	111	1,638,489	237,391	385,356	2,261,236
Soda Springs	2	26	68,000	230,600	84,458	383,058
TOTAL SOUTHEASTERN	232	1,217	10,099,398	6,929,566	8,561,978	25,590,942
TOTAL 54 LOCATIONS	3,121	10,101	138,851,758	85,153,684	70,475,095	294,480,537

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